

STATE MS.-DE SOTO CO.
FILED

MAY 28 4 28 PM '93

BK 257 PG 665
W.E. DAVIS CH. CLK.
by: Woodward, P.C.

TRACY VAUGHN PICKENS
1390 Mary Jane
Memphis, TN 38116
Home Phone: 901/398-2852
Bus. Phone: None

Grantor

To

ALTON C. COX, JR. and wife,
KATHY COX
935 Greenfield Place
Southaven, Ms 38671
Home Phone: 601/349-0458
Bus. Phone: 901/948-1611

Grantees

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, TRACY VAUGHN PICKENS, do hereby grant, bargain, sell, convey and warrant unto ALTON C. COX, JR. and wife, KATHY COX, as tenants by the entirety with full right of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 7, Stone Brook Subdivision, situated in Section 21, Township 2, Range 7 West, as shown on the recorded plat of said subdivision in Plat Book 42, Pages 18 and 19 in the office of the Chancery Clerk of said County, to which plat reference is made for a more particular description.

And being part of the land conveyed to Grantor by Warranty Deed of record in Book 224, Page 43 of the deed records of DeSoto County, Mississippi.

The hereinabove described property is conveyed subject to road rights of way, public utility easements, zoning and subdivision regulations, and health department regulations in effect in DeSoto County, Mississippi; restrictive covenants on Stone Brook Subdivision as set out on plat of said subdivision in Plat Book 42, Pages 18 and 19; and covenants, limitations and restrictions which are to run with the land in the same manner and for the same time as restrictions on said recorded plat of subdivision.

Grantees, for themselves, their heirs, assigns and successors in title covenant with the Grantor that no above ground or overhead utility service shall be constructed or allowed on the property hereinabove described and that all such service shall be underground and this covenant shall run with the land.

Taxes for the year 1993 will be paid by the Grantor. Taxes for all subsequent years will be paid by the Grantees. Possession is given with the delivery of this deed.

The above described property is no part of the Grantor's homestead, therefore his spouse does not need to join in this conveyance.

WITNESS my signature, this the 28th day of May, 1993.

Tracy Vaughn Pickens
Tracy Vaughn Pickens

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for the State and County aforesaid, the within named TRACY VAUGHN PICKENS, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 28th day of May, 1993.

Jayce L. Daniels
Notary Public

